



**45 Oswald Road, Scunthorpe  
DN15 7PN  
£795 Per Month**

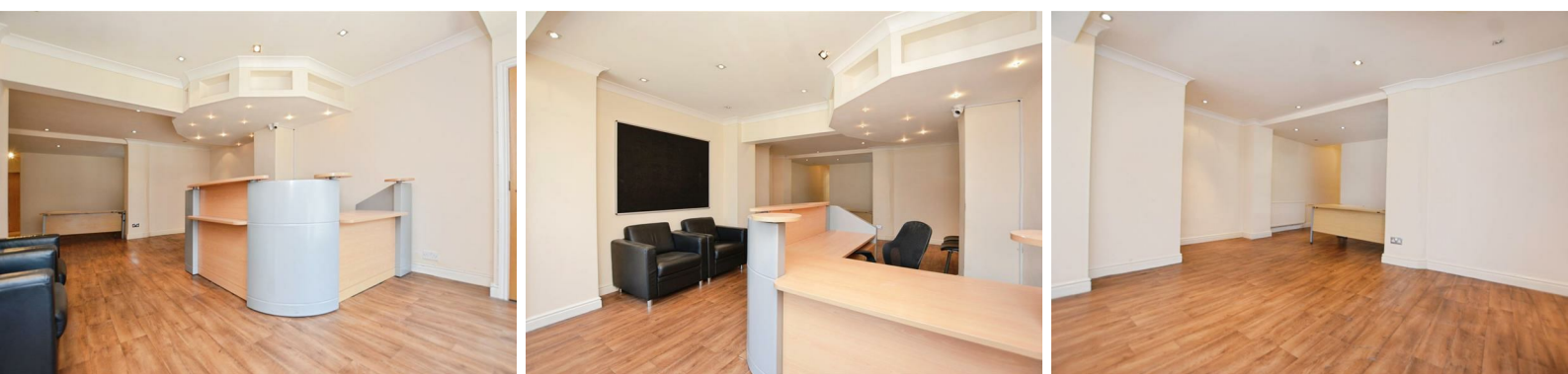
**Description**

Ground Floor shop/office premises TO LET on Oswald Road, Scunthorpe. These premises offer ample shop/office space for a prospective small business. This versatile property comes with an open plan office/reception area, private office, kitchen area and WC totalling an approximate floor area of 686 sq ft (63.7 sq m). The property also benefits from a parking space for one vehicle at the rear.

**Location**

The property is situated on one of the main roads within the town centre area of Scunthorpe with the majority of adjacent businesses comprising of estate agents, legal and accountancy services.

Vacant and ready for viewings from the 9th June.



|                |                            |
|----------------|----------------------------|
| <b>Lobby</b>   | 4'1" x 6'5" (1.25 x 1.98)  |
| <b>Office</b>  | 11'4" x 20'4" (3.47 x 6.2) |
| <b>W/C</b>     | 5'8" x 5'2" (1.73 x 1.59)  |
| <b>Kitchen</b> | 5'11" x 7'8" (1.82 x 2.34) |
| <b>Office</b>  | 11'0" x 17'0" (3.37 x 5.2) |

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

All measurements and details are approximate and should be verified by interested parties before proceeding.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |           |
| (92 plus) <b>A</b>   |                            |           |
| (81-91) <b>B</b>   |                            |           |
| (69-80) <b>C</b>   |                            |           |
| (55-68) <b>D</b>   |                            |           |
| (39-54) <b>E</b>   |                            |           |
| (21-38) <b>F</b>   |                            |           |
| (1-20) <b>G</b>  |                            |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |           |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |           |

